

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 8, 2005

Richard Grayson
336 Dalewood Dr.
Mobile, AL 36608

Re: Case #ZON2005-01181 (Rezoning)
Richard Grayson
East side of Wolf Ridge Road, ¼ mile± North of Moffett Road.

Dear Applicant(s) / Property Owner(s):

At its meeting on July 7, 2005, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-3, Community Business, to allow a mini self-storage facility.

After discussion it was decided to deny this change in zoning for the following reasons:

- 1) no error has been shown in the Ordinance;**
- 2) no change in conditions have been identified in the area that would make such a change necessary or desirable;**
- 3) no need to increase the number of sites available to business or industry has been identified;**
- 4) the need to reclassify the land due to subdivision has not been shown to be necessary in order to permit development;**
- 5) the rezoning site is less than the minimum 4 acre district size recommended in the Zoning Ordinance;**
- 6) the site is not near the intersection of two major streets; and**
- 7) the site is shown as residential on the General Land Use Component of the Comprehensive Plan.**

You may, within 15 days of the Planning Commission's decision, make a written request to the City Clerk to appeal this decision to the City Council. However, the decision to hear the appeal is at the discretion of the City Council. Also, please be aware that a public hearing to consider the appeal, if held, will require additional public notification, and that the applicant is responsible for these advertising fees.

Richard Grayson

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If you have any questions regarding this action, please call this office at 251/208-5895

Sincerely,

MOBILE CITY PLANNING COMMISSION

Victor McSwain, Secretary

BY: _____

Richard Olsen

Deputy Director of Planning